

In order to get a clear view of the present situation a detailed analysis of the existing land use pattern becomes necessary. For this purpose the existing land uses are divided into the following categories: Retail, Office, Public, and Quasi-Public, Wholesale, Industrial and Residential.

RETAIL USE

Retail uses are generally concentrated in the core areas of cities. This group has been divided into three sub-categories: (1) Retail trade establishments, (2) Personal and repair services, (3) Other retail types. Retail trade establishments include food stores, eating and drinking places, general merchandise stores, apparel stores, furniture stores, automotive dealers, drug stores, etc. Personal and repair services include barber shops, beauty shops, shoe repair shops, laundries, etc. Other retail types include motion picture theaters, bowling alleys, gasoline stations, etc. In the case of Wilson, the existing retail activities are fairly concentrated in the core area. A strip of personal service and amusement type retail activities are concentrated in one block just across the railroad tracks on East Nash Street. These facilities are mostly used by the Negro population and are mostly located in substandard dwellings. Recently there has been a tendency to locate new retail activities along West Nash Street beyond Pine Street.

OFFICE USE

Office type use requires a central location due to the nature of function they are expected to perform. This group has again been sub-divided into three categories, namely: (1) Finance, Real Estate and Insurance (2) Business services and (3) Other office type uses. The first of these include banks and offices, the second, accounting, auditing, bookkeeping, advertising, etc., and third include professional services, wholesale agents, non-store retailers, etc. In Wilson the existing offices are located within the core area.